

EXHIBIT A:
Land Use Requirements and Limitations

Planning staff has identified a number of regulatory provisions that may affect the time, cost, and design of a project on this site, due to its location in the Core of the Downtown Design (DD-C) zoning district and the Downtown Local Historic District:

- Section 6.12.2.C and 6.12.3.A.2 of the Durham Unified Development Ordinance (UDO) specifies minimum and maximum height allowable for different building types in the DD-C. However, approval of the required Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) may either further limit allowable height or allow for relief from the aforementioned height standards; and
- There are specific architectural standards within the UDO that apply to different building types within DD-C, including parking structures. If the proposed structure incorporates the parking structure frontage type, the following design requirements apply:
 - Per UDO Section 6.12.2.D.7.b.- A minimum of 75% of the ground floor along the street frontage shall be built to allow conversion to retail space
 - Non-vehicular vertical circulation elements located along the street frontage shall meet Storefront or Arcade Frontage Type requirements, and entrances shall have direct access to and from the street frontage
 - Exposed parking areas on all levels must have a decorative wall or other decorative screening of sufficient height to screen parked vehicles.
 - Openings (not including driveway access) shall be a maximum of 100 square feet
 - No more than 30% of the parking structure materials along the street frontage shall be unfinished concrete.
- UDO Section 6.12.3.A requires that buildings be located between 12 and 18 feet from back-of-curb. However, the Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) may allow for variations to this standard.
- Please note that if the City desires to close the adjacent alley, the adjacent alley cannot be closed without providing an alternate right-of-way that accomplishes the same or similar connectivity (per Section 13.4.2 of the UDO) nor can the closure limit legal access to adjacent properties that have current legal access and usage.
- The following development review applications will be required for this project:
 - Certificate of Appropriateness
 - Site Plan Review
 - Construction Drawings
 - Land Disturbance Permit
 - Building Permit

Staff anticipates an approximately six (6) month review process, assuming a high quality submittal (and re-submittals) by the City's chosen consultant with a high level of initial adherence to required UDO standards.